

031.A

0006

0206.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

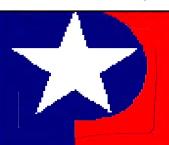
472,500 / 472,500

USE VALUE:

472,500 / 472,500

ASSESSED:

472,500 / 472,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
206	208	BROADWAY, ARLINGTON

OWNERSHIP

Unit #: 206

Owner 1:	LAUCHLAN JENNIFER
Owner 2:	LAUCHLAN CAITLIN BROWN
Owner 3:	

Street 1: 206 BROADWAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LAUCHLAN CAITLIN B & JENNIFER -

Owner 2: GRINDAL TODD A /ETAL -

Street 1: 206-208 BROADWAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1298 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8424																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	469,200	3,300		472,500		421189

Total Card	0.000	469,200	3,300		472,500	Entered Lot Size
Total Parcel	0.000	469,200	3,300		472,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card:	364.02	/Parcel: 364.0

Parcel ID: 031.A-0006-0206.0

!16628!

PRINT

Date: 12/11/20 Time: 06:12:27

LAST REV

Date: 04/23/20 Time: 13:07:56

mmcmakin

16628

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAUCHLAN CAITLI	73467-48	2	10/16/2019	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/1998	197	Manual	5,000					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2020	Measured	PT	Paul T

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average			MASTER DEED. BK 73062 PG 412.														
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 2 - Hip				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1														
Color: GREY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Frl:	Rating:			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
Grade: C - Average				CONDOS INFORMATION				Lvl 2														
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:	Alt %:			Total Units:				Lower														
Jurisdct: G21	Fact: .			Floor:				Totals	RMs: 5	BRs: 2	Baths: 1	HB										
Const Mod:				% Own: 50.000000000																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:		No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	5	2												
Sec Int Wall:		%		Economic:		Additions:																
Partition: T - Typical				Special:		Kitchen:																
Prim Floors: 3 - Hardwood				Override:		Baths:																
Sec Floors:		%		Total:	31 %	Plumbing:																
Bsmnt Flr: 12 - Concrete						Electric:																
Subfloor:						Heating:																
Bsmnt Gar:						General:																
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 2 - Gas																						
Heat Type: 5 - Steam																						
# Heat Sys: 1																						
% Heated: 100		% AC:																				
Solar HW: NO	Central Vac: NO																					
% Com Wall:	% Sprinkled:																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 031.A-0006-0206.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
3	Garage	D	Y	1	10x20	A	AV	1923	27.50	T	40	102			3,300			3,300				
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300														
AssessPro Patriot Properties, Inc																						